

In the Real Estate Market

Havemeyer Homestead on Madison Ave. To Be Sold

House at Southwest Corner of 38th St. Offered for Apartment Site.

MOST OF SALES ARE DWELLING PARCELS

One To Be Converted for Business Owned by Sellers for Twenty-five Years.

The heirs of the estate of the late Theodore A. Havemeyer have decided to offer the old Havemeyer homestead, at the southwest corner of Madison av. and 38th st., for sale for improvement, with an apartment house.

The action of the heirs was influenced by the recent decision of the Appellate Division of the Supreme Court in upholding the right of the trustees of the old South Reformed Church to sell its property, at the opposite southeast corner, for such use.

The church decision is now being appealed by the Murray Hill Association and others who are endeavoring to make all owners live up to the Murray Hill restriction, which limits property to individual residences.

A large sign has been placed on the Havemeyer house, guaranteeing that the property will be sold without restrictions. It is a four-story brick structure, with frontage of 98.7 feet on Madison av. and 95 feet on 38th st. The property is assessed at \$165,000, of which \$145,000 represents land value, while the remainder is to the Morgan residence.

William S. Lader has sold for the estate of Nathaniel Wise the three-story and basement dwelling at 1230 Madison av., on lot 18, 38th st., located between 8th and 9th sts. The purchaser is Joseph McNamara, proprietor of the Baldwin Markets on Park av. as well as McNamara plans to convert the Madison av. house for business. It had not changed hands in twenty-five years.

Franklin C. Hurlin & Son have resold through W. A. Hunter & Son to a buyer for accuracy the three story dwelling at 202 West 142d st., on lot 16, 98-22-11, adjoining the southwest corner of Seventh av. The sellers recently purchased the house through the same brokers. The house is one of a row erected several years ago by Oscar Hammerstein.

D. and W. Mullins have sold for the Elliott estate to Abraham Golden, 181 Cherry st., a four-story tenement, on a lot 2228, west side of 15th st., 310, part west of Fourth av., South Brooklyn. In part payment the purchaser gave a frontage of 120 feet on the east side of William st., 175 feet south of Beebe av., Long Island City, together with a frontage of 120 feet on Thirteenth av., 300 feet south of Wilson av., Astoria. The plots will be improved with four-story apartments.

Frank Jewish sold for Mrs. Helen de Groot Davis, of Bogota, N. J., the two-story frame dwelling, 20x100, at 91 Ferrell av., to a client, for occupancy.

Frank A. Seaver sold the one-family house at 158 55th st. for John Wohlgemuth to American Machine and Foundry Company.

George W. Sibley, sales manager of the Alco Building Company, reported sales of 100 houses in New York to J. W. Lehrman, 1079 66th st., A. Porcino, 116 Ninth av.; A. Miller, Speer, 2606 65th st.; William Macrae, 2672 65th st.; Mrs. William Michelson, 2670 66th st.; Margaret L. Sugarman, 1942 66th st., and Julius Lichtenman, 2081 66th st.

Baker & Grover sold for the Astina Realty Company to Joseph S. Mundy the plot, 606x132, at the northeast corner of Whittier place and Dawson st., for improvement with two-family houses.

IN THE AUCTION FIELD.

The following transactions were recorded on the New York Real Estate Exchange:

RECORDED LEASES.

Manhattan.

ASTORIA, N. Y.—A four-story stone brownstone, located in Hughes street, between 14th and 15th aves., was let to George J. Johnson, 1079 66th st., for \$1,000 per month.

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